



ADVANCED RESERVE SOLUTIONS, INC.

*It's simple to make something difficult,
but it's difficult to make something simple.*

Providing professional quality reserve analysis throughout Colorado



**6860 South Yosemite Court, Suite 2000 • Centennial, Colorado 80112
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www.arsinc.com**

Colorado • Laguna Hills, California • Las Vegas, Nevada • Riverside, California • New England • Orlando, Florida



ADVANCED RESERVE SOLUTIONS, INC.

Difficult challenges met with simple solutions...

Advanced Reserve Solutions, Inc. sets the industry standard for excellence in service and enables our clients to meet their long-range fiscal planning goals by providing the most accurate and comprehensive reserve analyses.



Southbridge Townhomes Association
Littleton, Colorado

ARS is an internationally recognized authority on reserve budgeting. Clients on three continents — North America, Europe and Asia — have chosen ARS because of our vast experience, attention to detail and unsurpassed report format.

ARS developed and uses WinReserve™ reserve study software. WinReserve™ is a revolutionary Microsoft Windows®-based application developed specifically for the analysis of homeowner association reserve funds. Full-color ARS reserve studies have earned rave reviews from our clients as well as our competitors.

ARS specializes in the preparation of reserve analyses. We are not involved in other unrelated fields such as construction defect investigation or construction management. Providing reserve solutions is a demanding specialty which requires focus and purpose.

Currently, 42 million people in the United States

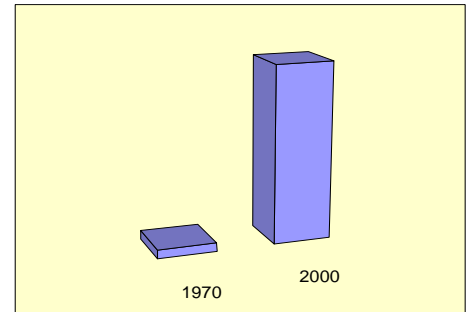
live in some form of homeowners association

It's budget time again...

And, you're faced with developing a realistic and adequate reserve budget for the coming year and beyond...

You want it done right.

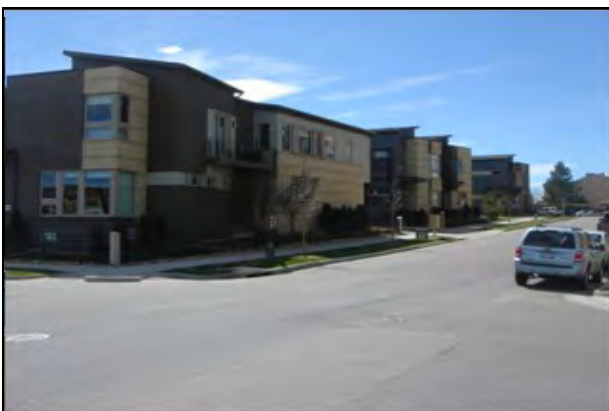
The Board of Directors of an association has a legal and fiduciary duty to maintain the community in a good state of repair. Individual property values are significantly impacted by the level of maintenance and upkeep provided by the association. A "healthy" reserve fund is essential to protect and maintain the association's common areas and the property values of the individual unit owners.



Association living is the fastest-growing form of housing in the nation. In 1970, there were 10,000 community associations; today, there are more than 200,000.

**A prudent plan must be implemented
to address the issues of long-range
maintenance and replacement of common areas**

When your community's assets and property values are on the line, it takes strategic vision combined with superior logic-based solutions to develop a financial "blueprint" that addresses your community's future needs. ARS customizes each reserve analysis to meet the unique needs of the individual client. A dedicated effort is made to ensure that the reserve analysis accurately reflects your association's maintenance responsibilities and standards. An ARS reserve analysis is one of the most significant elements of any association's long-range plan.



Harvard Courtyards Homeowners Association
Lakewood, Colorado

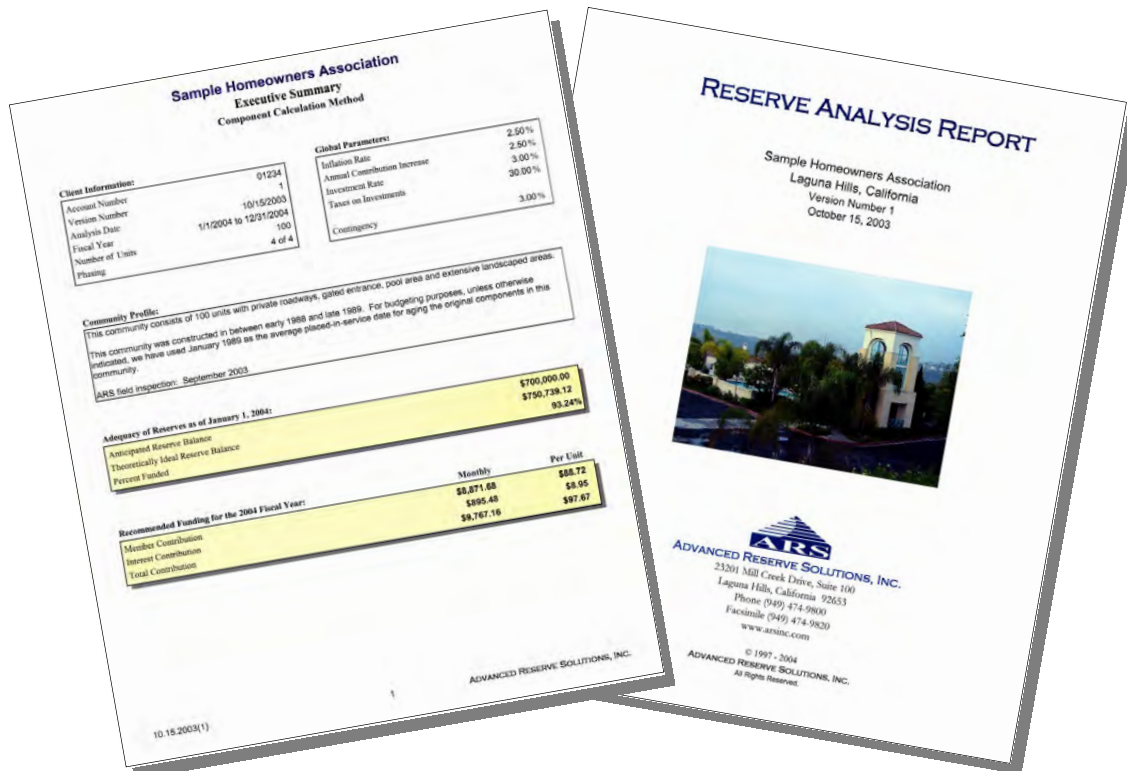
**ARS reserve analyses provide the
critical link between**

*sound business judgment
and
good fiscal planning*

Introducing the ARS Reserve Analysis ▼ ▼ ▼ ▼

Full-color ARS reserve studies include a variety of informative and easy-to-understand summaries as well as a comprehensive detail section.

Sample reserve studies are available in Adobe PDF format at our web site: arsinc.com.



Executive Summary ▲ ▲ ▲ ▲

Provides general information about the client, global parameters used in the calculation of the reserve analysis as well as the core results. This single page summary provides the “adequacy of reserves” in terms of the percent funded as well as the “bottom line” recommended funding.

Our findings and recommendations are clear and concise.

ARS serves over 200,000 homeowners



The Peloton Condominium Association
Boulder, Colorado

Calculation of Percent Funded ▶▶▶▶▶

Displays all reserve components, shown here in “category” order, along with useful life, remaining life, current replacement cost and theoretically ideal reserves. Each column is sub totaled throughout the summary and the total is displayed at the bottom.

Your CPA will use this summary as part of your annual audit or review.

	Remaining Life	Useful Life	Current Cost	Theoretically Ideal Balance
Cabana - Plumbing Fixtures	15	30	\$5,085.00	\$2,542.50
Cabana - Restroom Partitions	0	15	\$2,800.00	\$2,800.00
Cabana - Water Heater	1	16	\$800.00	\$843.75
Pool - Filter	0	12	\$1,000.00	\$1,000.00
Pool - Heater	1	16	\$2,450.00	\$2,296.88
Pool - Refriggerless & Tile Replace	0	8	\$8,311.50	\$8,311.50
Pool Area - Furniture	0	8	\$7,315.00	\$7,315.00
Pool Area - Mastic	0	4	\$540.00	\$540.00
Sub Total	0 - 15	4 - 30	\$43,888.94	\$35,033.92
070 Decks:				
Decks - Resurface	5	10	\$128,940.00	\$64,470.00
Decks - Top Coat	0	5	\$30,700.00	\$30,700.00
Sub Total	0 - 5	5 - 10	\$159,640.00	\$95,170.00
080 Doors:				
Doors - Garages & Trash Enclosures	4	19	\$80,750.00	\$63,750.00
Doors - Utility Closets, 1990	10	18	\$78,160.00	\$33,848.89
Doors - Utility Closets, Original	0	15	\$32,640.00	\$32,640.00
Sub Total	0 - 10	15 - 19	\$189,550.00	\$130,238.89
090 Miscellaneous:				
Fire Extinguisher Cabinets	4	19	\$8,550.00	\$6,750.00
Mailboxes - Unfunded	n.a.	n.a.	\$0.00	\$0.00
Monument Sign	5	20	\$2,750.00	\$2,062.50
Stairways - Unfunded	n.a.	n.a.	\$0.00	\$0.00
Sub Total	4 - 5	19 - 20	\$11,300.00	\$8,812.50
100 Landscaping:				
Landscape - Irrigation Controllers	0	12	\$5,040.00	\$5,040.00
Landscape - Replacements	n.a.	n.a.	\$0.00	\$20,800.00
Landscape - Tree Trimming	1	3	\$15,000.00	\$15,000.00
Sub Total	0 - 1	3 - 12	\$20,040.00	\$35,840.00
Contingency	n.a.	n.a.	n.a.	\$21,866.19
Total	0 - 15	2 - 30	\$1,034,509.48	\$760,739.14
Anticipated Reserve Balance				\$700,000.00
Percent Funded				83.24%

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According to a CAI survey,

the number one reason people

serve as board members is

“to protect property values”



Auburn Hills Homeowners Association
Parker, Colorado

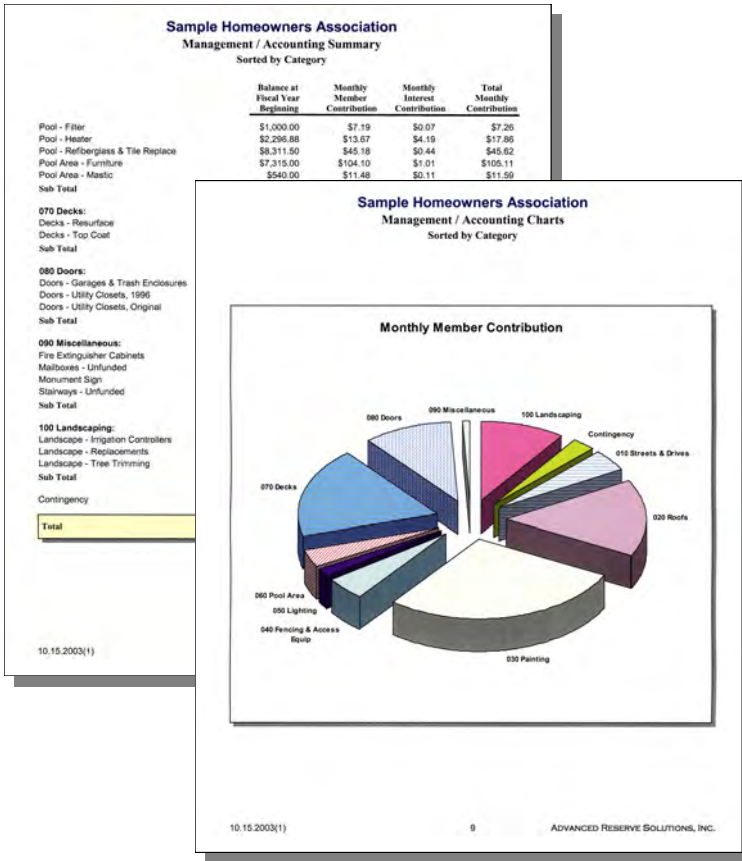
	Remaining Life	Theoretically Ideal Balance	Assigned Reserves
Cabana - Ceramic Tile, Exterior	0	\$2,439.04	\$2,439.04
Cabana - Restroom Partitions	0	\$2,800.00	\$2,800.00
Decks - Top Coat	0	\$30,700.00	\$30,700.00
Doors - Utility Closets, Original	0	\$32,640.00	\$32,640.00
Landscape - Irrigation Controllers	0	\$5,040.00	\$5,040.00
Landscape - Replacements	n.a.	\$20,800.00	\$20,800.00
Mailboxes - Unfunded	n.a.	\$0.00	\$0.00
Painting - Red Curbs	0	\$796.25	\$796.25
Painting - Woodwork	0	\$66,408.00	\$66,408.00
Painting - Wrought Iron, Unite	0	\$3,075.00	\$3,075.00
Pool - Filter	0	\$1,000.00	\$1,000.00
Pool - Refriggerless & Tile Replace	0	\$8,311.50	\$8,311.50
Pool Area - Furniture	0	\$7,315.00	\$7,315.00
Pool Area - Mastic	0	\$540.00	\$540.00
Roofs - Flat, Original	0	\$72,594.00	\$72,594.00
Stairways - Unfunded	n.a.	\$0.00	\$0.00
Streets - Asphalt, Repair	0	\$2,519.00	\$2,519.00
Streets - Asphalt, Slurry Seal	0	\$5,038.00	\$5,038.00
Streets - Concrete, Unfunded	n.a.	\$0.00	\$0.00
Access - Gate Operator, Entrance	1	\$2,025.00	\$2,025.00
Access - Phone System	1	\$3,825.00	\$3,825.00
Cabana - Water Heater	1	\$843.75	\$843.75
Landscape - Tree Trimming	1	\$10,000.00	\$10,000.00
Painting - Wrought Iron, Grounds	1	\$2,238.89	\$2,238.89
Pool - Heater	1	\$2,296.88	\$2,296.88
Access - Gate Operator, Exit	4	\$1,350.00	\$1,350.00
Cabana - Doors	4	\$1,421.05	\$1,421.05
Doors - Garages & Trash Enclosures	4	\$63,750.00	\$63,750.00
Fire Extinguisher Cabinets	4	\$6,750.00	\$6,750.00
Lighting - Buildings	4	\$6,897.37	\$6,897.37
Painting - Stucco & Masonry	4	\$40,456.13	\$40,456.13
Decks - Resurface	5	\$64,470.00	\$64,470.00
Fencing - Wrought Iron, Perimeter	5	\$13,272.04	\$13,272.04
Fencing - Wrought Iron, Pool Area	5	\$8,097.19	\$8,097.19
Monument Sign	5	\$2,062.50	\$2,062.50
Roofs - Flat, 1997	7	\$4,192.74	\$4,192.74

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◀◀◀◀ Distribution of Reserve Funds

Displays all reserve components, shown here in “ascending remaining life” order, along with theoretically ideal reserves and assigned reserves.

The assigned reserves column shows the amount of existing reserve funds that were assigned to each component during the first step in the component method calculation process.



◀ ◀ ◀ ◀ Management/Accounting Summary & Charts

Summary displays all reserve components, shown here in “category” order, along with fund balance at fiscal year beginning and, monthly member, interest and total contributions. Each column is sub totaled throughout the summary and the total is displayed at the bottom.

Charts show the information in an easy-to-understand, full-color graphic format.

Your treasurer or property manager will use this summary to reallocate reserves on your balance sheet and to prepare the annual budget.

A “healthy” reserve fund will decrease or eliminate the need for special assessments



Arbor Green Townhomes Association
Arvada, Colorado



Stratford Park West Homeowners Association
Boulder, Colorado



Scotch Pines Condominiums Association
Fort Collins, Colorado



Lowry EastPark Cottages Association
Denver, Colorado

Annual Expenditure Summary ▶ ▶ ▶ ▶
Displays all anticipated expenditures for each year of the projection period, typically 30 years.

Board members and homeowners will appreciate the simplicity of this information.



Club Terrace Condominium Association
Lone Tree, Colorado

**Sample Homeowners Association
Annual Expenditure Detail**

2004 Fiscal Year	
Cabana - Ceramic Tile, Exterior	\$2,439.04
Cabana - Restroom Partitions	\$2,800.00
Decks - Top Coat	\$30,700.00
Doors - Utility Closets, Original	\$32,640.00
Landscape - Irrigation Controllers	\$5,040.00
Painting - Red Curbs	\$796.25
Painting - Woodwork	\$69,408.00
Painting - Wrought Iron, Units	\$3,675.00
Pool - Filter	\$1,000.00
Pool - Refberglass & Tile Replace	\$8,311.50
Pool Area - Furniture	\$7,315.00
Pool Area - Mastic	\$540.00
Roofs - Flat, Original	\$72,694.00
Streets - Asphalt, Repair	\$2,519.00
Streets - Asphalt, Slurry Seal	\$1,038.00
Total	\$241,815.79
2005 Fiscal Year	
Access - Gate Operator, Entrance	\$2,308.25
Access - Phone System	\$4,356.25
Cabana - Water Heater	\$922.50
Landscape - Tree Trimming	\$15,375.00
Painting - Wrought Iron, Grounds	\$3,492.18
Pool - Heater	\$2,511.25
Total	\$28,963.43
2006 Fiscal Year	
Painting - Red Curbs	\$836.62
Total	\$836.62
2008 Fiscal Year	
Access - Gate Operator, Exit	\$2,483.58
Cabana - Doors	\$1,988.86
Doors - Garages & Trash Enclosures	\$69,132.89
Fire Extinguisher Cabinets	\$9,437.60
Landscape - Tree Trimming	\$16,557.19
Lighting - Buildings	\$12,439.97
Painting - Red Curbs	\$879.06
Painting - Stucco & Masonry	\$89,293.41
Painting - Woodwork	\$73,300.94
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	ADVANCED RESERVE SOLUTIONS, INC.

Reserve expenditures are essential

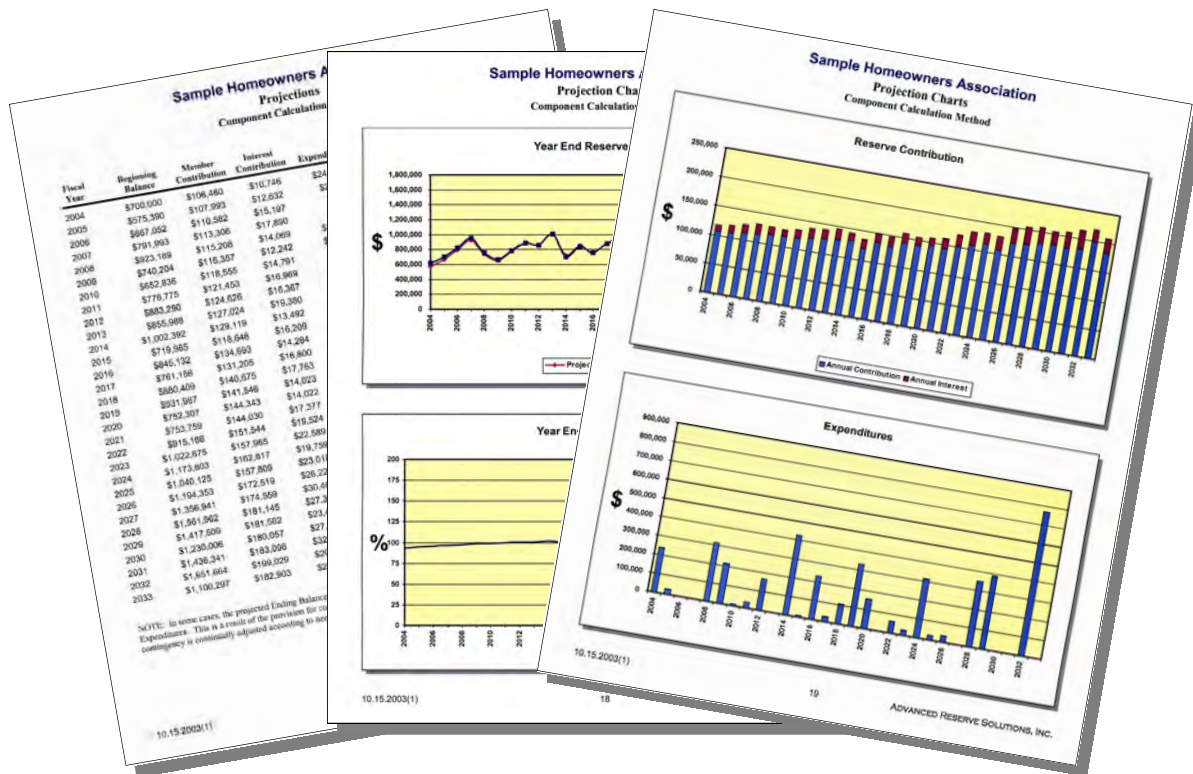
to maintain property values

Projections & Charts ▼ ▼ ▼ ▼

Projections show the beginning balance, reserve contribution, interest earned, expenditures, ending balance, theoretically ideal ending balance and percent funded for each year in the projection period (typically 30 years).

Full-color charts show the same information in an easy-to-understand graphic format.

Every member of the Board will appreciate the long-range plan depicted on these pages.



Syracuse Village Condominium Owners Association
Denver, Colorado

CAI estimates that U.S. associations hold \$18 billion in total reserve funds


ARS clients contribute over \$7 million per month into their reserve funds which total close to \$500 million

**Sample Homeowners Association
Component Detail
Sorted by Category**

Streets - Asphalt, Overlay

Category	010 Streets & Drives	Quantity	1 total
GL Code	2001 Grounds	Unit Cost	\$59,153.760
		% of Replacement	100.00%
		Current Cost	\$59,153.79
		Future Cost	\$72,073.10
Placed In Service	01/89	Assigned Reserves at FYB	\$38,578.53
Useful Life	20	Monthly Member Contribution	\$232.50
Adjustment	+3	Monthly Interest Contribution	\$70.42
Remaining Life	8	Total Monthly Contribution	\$302.92
Replacement Year	2012		

Comments:



02,975 sq. ft. of overlay @ \$0.85 = \$53,528.75
 12 manhole cover adjustments @ \$375.00 = \$4,500.00
 9 valve cover adjustments @ \$125.00 = \$1,125.00
TOTAL = \$59,153.75

Most asphalt areas can be expected to last approximately 20 years before it will become necessary for repair. This can double the life of the surface upon application. It will be necessary to adjust monthly at the time the overlay is applied. Deflection testing should be conducted by an independent consultant the estimated useful life to determine the condition of the asphalt and estimated remaining life before it required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and contractor during actual installation. It is recommended that the client obtain bids for such a consultant the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost the client request, this cost can be incorporated into this analysis.

The remaining life of the asphalt overlay has been adjusted to align with the future replacement cycles repairs and seal coating.

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◀ ◀ ◀ ◀ Component Detail Section

Provided for each reserve component; shows inventory, placed-in-service date, useful life, remaining life, replacement year, current cost, future cost, assigned reserve funds and monthly contribution requirement. Optional photos add an additional layer of detail.


Everything known about each reserve component is indicated in this section.

**Sample Homeowners Association
Component Detail
Sorted by Category**

Fencing - Wrought Iron, Perimeter

Category	040 Fencing & Access Equip	Quantity	1 total
GL Code	2001 Grounds	Unit Cost	\$17,696.050
		% of Replacement	100.00%
		Current Cost	\$17,696.05
		Future Cost	\$20,021.46
Placed In Service	01/89	Assigned Reserves at FYB	\$13,272.04
Useful Life	20	Monthly Member Contribution	\$79.57
Remaining Life	5	Monthly Interest Contribution	\$24.22
Replacement Year	2009	Total Monthly Contribution	\$103.79

Comments:



225 - in. ft. of 2.5' fencing @ \$20.16 = \$4,533.75
 82 - in. ft. of 3.5' fencing @ \$24.70 = \$2,025.40
 97 - in. ft. of 4.5' fencing @ \$29.20 = \$2,852.40
 13 - in. ft. of 5' fencing @ \$31.50 = \$409.50
 1 - 2.5' x 4.5' gate @ \$170.00 = \$170.00
 1 - 3.5' x 6.5' gate w/mesh @ \$385.00 = \$385.00
 1 - 4' x 8' gate w/mesh @ \$340.00 = \$340.00
 2 - 12' x 6.5' "crash" gates @ \$1,650.00 = \$3,300.00
 2 - 14.5' x 6' vehicle gates @ \$1,850.00 = \$3,700.00
TOTAL = \$17,696.05


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**Sample Homeowners Association
Component Detail
Sorted by Category**

Pool - Refiberglass & Tile Replace

Category	060 Pool Area	Quantity	1 pool
GL Code	2002 Recreation	Unit Cost	\$8,311.500
		% of Replacement	100.00%
		Current Cost	\$8,311.50
		Future Cost	\$12,338.47
Placed In Service	01/96	Assigned Reserves at FYB	\$8,311.50
Useful Life	16	Monthly Member Contribution	\$45.18
Adjustment	-8	Monthly Interest Contribution	\$0.44
Remaining Life	0	Total Monthly Contribution	\$45.62
Replacement Year	2004		

Comments:



882 sq. ft. of refiberglassing @ \$7.50 = \$6,615.00
 129 in. ft. of trim tile @ \$9.75 = \$1,257.75
 45 in. ft. of bench tile @ \$6.50 = \$292.50
 15 in. ft. of lane tile @ \$9.75 = \$146.25
TOTAL = \$8,311.50

The pool was fibreglassed in approximately 1996.

The actual month this component was placed into service is not available. For budgeting purposes we have used the month corresponding to the beginning of the client's fiscal year.

The remaining life of this component has been decreased due to its condition at our most recent field inspection.

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Details, details, details...



Tuscany Trails Homeowners Association
Westminster, Colorado

*The ARS reserve analysis
is unparalleled in the industry*

Noteworthy Clients ▼ ▼ ▼ ▼



Colony Glen Homeowners Association
Thornton, Colorado



29th Drive Row Homes
Denver, Colorado



Golden Pines Condominiums
Golden, Colorado



Ivy Hill Condominiums
Aurora, Colorado



Monarch Mills Homeowners Association
Denver, Colorado



Ritz Carlton Bachelor Gulch Resort
Bachelor Gulch, Colorado



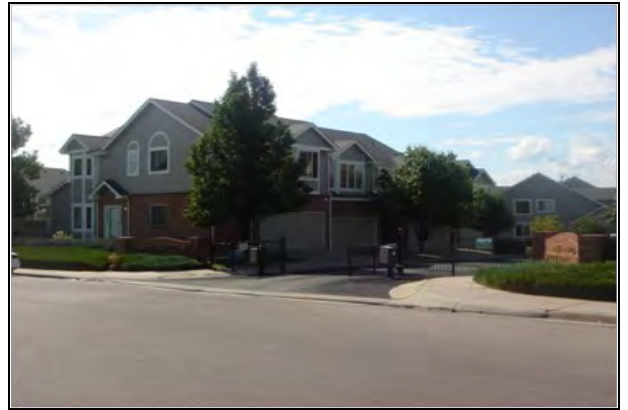
Sunset Ridge Homeowners Association
Parker, Colorado



Polo Club Condominium Association
Denver, Colorado



Monroe Pointe
Denver, Colorado



Overlook at Marina Pointe
Littleton, Colorado



Cherry Creek Tower Condominiums
Denver, Colorado



Arborwood Homeowners Association
Boulder, Colorado

▲ ▲ ▲ ▲ See arsinc.com For Additional Clients From Around The World

Client References ▼ ▼ ▼ ▼

Snake River Village Homeowners Association
Mr. Julius Medgyesy, Board President
(970) 212-7600

Towers at Lakepoint Homeowners Association
Mr. Don Rankin, Board President
(720) 394-9376



Charleston Place Association
Aurora, Colorado

UCI Housing Authority
Andrew Herndon, Vice President
(949) 824-2424

Trabuco Highlands Community Association
Dori Kagan, CCAM®
(949) 582-7770

Los Paseos Maintenance Association
Bruce Palmer, Board Member
(562) 593-3127

Lake Mission Viejo Association
Chuck Leonard, General Manager
(949) 770-9619

Heritage Palms Homeowners Association
Sandra Sosnowski, General Manager
(760) 772-5755

Add Your Name Here



1035 Pearl Street Association
Boulder, Colorado

Wilderness Property Management
Ms. Roxanne Hall, Manager
(970) 513-5690

Management & Maintenance, Inc.
Ms. Karen Crisp, Manager
(303) 755-2732

Client Preference Realty & Management
Ms. Barbara Finch, Manager
(303) 991-2770

▼ ▼ ▼ ▼ **Professional References**

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 Mr. Wes P. Wollenweber, Esq.
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Key To The Rockies Lodging Company
 Mr. Michael Magliocchetti, President
 (970) 468-1898



Kensington Owners Association
 Northglenn, Colorado



Parkwood Gardens Condominiums
 Fort Collins, Colorado

Mountain Caretaker, Inc.
 Mr. R.G. Jacobs, President
 (970) 390-6399

Summit Resort Group
 Mr. Peter Schutz, President
 (800) 944-9601

Patriot Management, Inc.
 Mr. Ron Schuman, President
 (970) 485-5901

▲ ▲ ▲ ▲ **Notes**

ARS is proud to be an active member of Community Associations Institute



Orange County Regional Chapter • Greater Los Angeles Chapter
Coachella Valley (California) Chapter • Greater Inland Empire Chapter
Southern Nevada Chapter • Georgia Chapter • Central Florida Chapter
Massachusetts Chapter • New Hampshire Chapter • Rocky Mountain Chapter

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